

**MANAGEMENT CERTIFICATE FOR
ESTATES AT SADDLE CREEK HOMEOWNERS ASSOCIATION
BEXAR COUNTY**

**STATE OF TEXAS §
COUNTY OF BEXAR §**

1. **Name of Subdivision:** Estates at Saddle Creek Homeowners Association
2. **Name of Association:** Estates at Saddle Creek Homeowners Association
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Estates at Saddle Creek Homeowners Association,
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC,
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.
Emailed: sanantonio@fsresidential.com
Community Website: <https://estatesatsaddlecreek.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected
at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Estates at Saddle Creek Homeowners Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

ESTATES AT SADDLE CREEK HOMEOWNERS ASSOCIATION

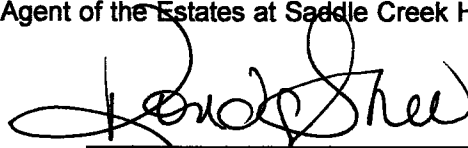
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

**STATE OF TEXAS §
COUNTY OF BEXAR §**

This instrument was acknowledged and signed before me on this the 3rd day of March, 2023 by Kristie Rose-Zapp the Managing Agent of the Estates at Saddle Creek Homeowners Association on behalf of the Association.



Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy, Ste 100
San Antonio, TX 78231

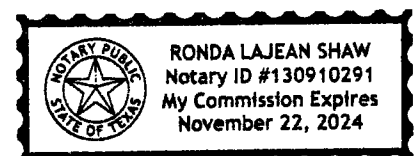


EXHIBIT "A"

Estates at Saddle Creek Homeowners Association, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Estates at Saddle Creek Homeowners Association which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
05/20/2015	Declaration of Covenants, Conditions, and Restrictions & Bylaws	20150088658
05/31/2017	First Amendment to Declaration of Covenants, Conditions and Restrictions	20170103845
05/31/2017	Second Amendment to Declaration of Covenants, Conditions and Restrictions	20170103846
05/31/2017	Record Retention Policy	20170103847
05/31/2017	Collection and Payment Plan Resolution	20170103848
05/31/2017	Certificate of Formation	20170104106
02/24/2022	Enforcement Policy	20220046331
02/24/2022	Architectural Review Policy	20220046362
02/24/2022	Swimming Pool Enclosures Policy	20220046371
02/24/2022	Religious Displays Policy	20220046363
02/24/2022	Security Measures Policy	20220046364
03/03/2023	First Amendment to Bylaws	20230036136
03/03/2023	Collection and Payment Plan	20230036140
03/03/2023	3 rd Amendment to DCCR	20230036142

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: March 10, 2023
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/10/2023 9:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk